



## TOWN COUNCIL – AGENDA REQUEST FORM

THIS FORM WILL BECOME PART OF THE BACKGROUND INFORMATION USED BY THE COUNCIL AND PUBLIC

Please submit Agenda Request Form, **including back up information, 8 days prior** to the requested meeting date. **Public Hearing requests must be submitted 20 days prior to the requested meeting date to meet publication deadlines** (exceptions may be authorized by the Town Manager, Chairman/Vice Chair).

### MEETING INFORMATION

Date Submitted: March 10, 2016

Date of Meeting: March 24, 2016

Submitted by: Tim Thompson, AICP

Time Required: 15 Minutes

Department: Community Development

Background Info. Supplied: Yes ☒ No ☐

Speakers: Tim Thompson

### CATEGORY OF BUSINESS (PLEASE PLACE AN "X" IN THE APPROPRIATE BOX)

Appointment: ☐

Recognition/Resignation/Retirement: ☐

**Public Hearing:** ☐

Old Business: ☐

New Business: ☒

Consent Agenda: ☐

Nonpublic: ☐

Other: ☐

### TITLE OF ITEM

**Designation of Economic Revitalization Zone (ERZ) for Southern DW Highway Corridor**

### DESCRIPTION OF ITEM

Request Town Council Authorization to submit application to the NH Department of Resources & Economic Development to designate the parcels along the southern portion of DW Highway as an Economic Revitalization Zone. See supporting memo and maps for further information/detail.

### REFERENCE (IF KNOWN)

RSA: 162-N

Warrant Article:

Charter Article:

Town Meeting:

Other:

N/A:

### EQUIPMENT REQUIRED (PLEASE PLACE AN "X" IN THE APPROPRIATE BOX)

Projector: ☐

Grant Requirements: ☐

Easel: ☐

Joint Meeting: ☐

Special Seating: ☐

Other: ☐

Laptop: ☐

None: ☒

### CONTACT INFORMATION

Name: **Tim Thompson, AICP**

Address: **6 Baboosic Lake Road**

Phone Number: **424-3531**

Email Address: [thompson@merrimacknh.gov](mailto:thompson@merrimacknh.gov)

### APPROVAL

Town Manager: Yes ☐ No ☐

Chair/Vice Chair: Yes ☐ No ☐

Hold for Meeting Date:





# Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

[www.merrimacknh.gov](http://www.merrimacknh.gov)

## **MEMORANDUM**

**Date:** March 10, 2016

**To:** Town Council

**From:** Timothy J. Thompson, AICP, Community Development Director

**Subject:** **Proposed "Economic Revitalization Zone" (ERZ) Designation for Southern Daniel Webster Highway Corridor**

**Overview:** Per the attached Agenda Request, please find this memo as a summary of the proposal to request the NH Department of Resources & Economic Development (DRED) to designate the above referenced area as an "Economic Revitalization Zone" (ERZ). Originally, staff was to propose the designation of BAE Systems alone for ERZ designation, however, due to several changes to State Law and regulations concerning the ERZ program, the proposal before you is for designation of a larger area spanning from approximately Anheuser-Busch and Elbit Systems/Kollsman Inc to the north, south along DW Highway to approximately Nanocomp and the former Nashua Corporation site at the south end (encompassing the land from the FE Everett Turnpike to the west to the railroad tracks to the east, see attached maps).

**BAE Request:** BAE Systems has requested that the Town consider designating their parcels located at 130 & 144 Daniel Webster Highway as ERZ's to allow the businesses to take advantage of state tax incentives that are available to those parcels located within an ERZ.

The designation of a parcel as an ERZ does not impact any local regulatory or property tax processes. A business located within an ERZ has the ability to request credits from the State of NH Business Profits/Business Enterprise Taxes for a period of years provided the business makes certain capital investments in the property or hires a number of qualified employees. Merrimack has several properties already designated as ERZ's, notably Anheuser Busch, the former Shaw's on DW Highway, the former Zyla's (now Vault Motor Storage), the former Nashua Corp, Nanocomp Technologies, 5 Caron Street, and several other properties along Continental Blvd.

In the request to the Town to consider ERZ designation for their properties, BAE Operations Director Kimberly Cadorette states that BAE is currently examining their current and future investment positions and contemplating incurring capital expenditures and headcount increases at the Merrimack campus to address expansions in their business model. The benefit of an ERZ designation would help reduce the increased cost of operations resulting from those investments and enable BAE to competitively position their business in the marketplace.



**Discussion of New State Law and proposed “Southern DW Highway ERZ”:** In December of 2015, the State Law regarding ERZ’s changed, modifying the criteria for communities to utilize in making applications to DRED for ERZ designation, as well as introducing a 5-year review period for all existing ERZ’s (where they will be evaluated to see if they still meet the eligibility criteria. As of this time, the ERZ at 40 Continental Blvd will not meet the new criteria, and will be removed from the roster of the Town’s ERZ’s. The other ERZ’s from 2010 do still meet the criteria, and will continue).

The criterion previously used by the Town for the most recent designations of Anheuser Busch and 5 Caron St is no longer applicable to the area of the “DW Highway corridor” census tract (the old criterion allowed for parcels in this census tract to qualify for ERZ designation based on income statistics). All new applications for ERZ designation must meet the following criteria:

- (a) *Unused or underutilized industrial parks; or*
- (b) *Vacant land or structures previously used for industrial, commercial, or retail purposes but currently not so used due to demolition, age, relocation of the former occupant’s operations, obsolescence, deterioration, brownfields, or cessation of operation resulting from unfavorable economic conditions either generally or in a specific economic sector,*
- and*
- (c) *that designation of the zone as an ERZ Tax Credit Zone would likely result in the reduction of the rate of vacant or demolished structures or the rate of tax delinquency in the zone.*

Due to the new criteria, the Town cannot simply request that the BAE Systems parcels alone be designated as an ERZ, as they would not meet the above criteria on their own, since the parcels are not “vacant,” “unused or underutilized.”

I attended a meeting on March 2 with staff from DRED (including Commissioner Jeff Rose and Economic Development Division Director Carmen Lorentz) to discuss the new ERZ requirements, and the desire to create an ERZ that would include BAE Systems, particularly given the importance of BAE to the local, regional, and state economy.

Through our discussion at that meeting, it was determined that the best approach for the Town would be to apply for designation of a larger area than just the BAE property, and to incorporate the existing ERZ’s at both Anheuser-Busch and 57/59 DW Highway (this has the additional benefit of “extending” the validity period of 5 years for both of these existing ERZ’s from the date of the new ERZ’s approval, which they would become part of, assuming the new ERZ is approved by DRED). The proposed area shown in the attached application materials and maps includes several areas of vacant industrial properties, as well as underutilized parcels that are experiencing vacancies or unused portions of commercial/industrial space.

Therefore, given the desire to make sure the community and State are accommodating BAE’s request coupled with the new requirements for ERZ designation under the updated state law,



I seek the Council's authorization to move forward with the proposed application for designating the "Southern DW Highway Corridor" as an ERZ with DRED.

I will be present at the Council Meeting on March 24 (as well as DRED staff if desired), and will be able to answer any questions the Council may have.

cc: File  
Eileen Cabanel, Town Manager  
Michael Bergeron & Cynthia Harrington, NH Department of Resources & Economic Development  
Kimberly Cadorette, ECS Operations Director, BAE Systems  
Paul Lo, Director, Site Location & Incentives, Ryan, LLC

Attachments: Town Council Agenda Request  
Map of Current ERZ Locations in Merrimack  
Draft Application for Southern DW Highway Corridor ERZ  
ERZ FAQ from NH DRED

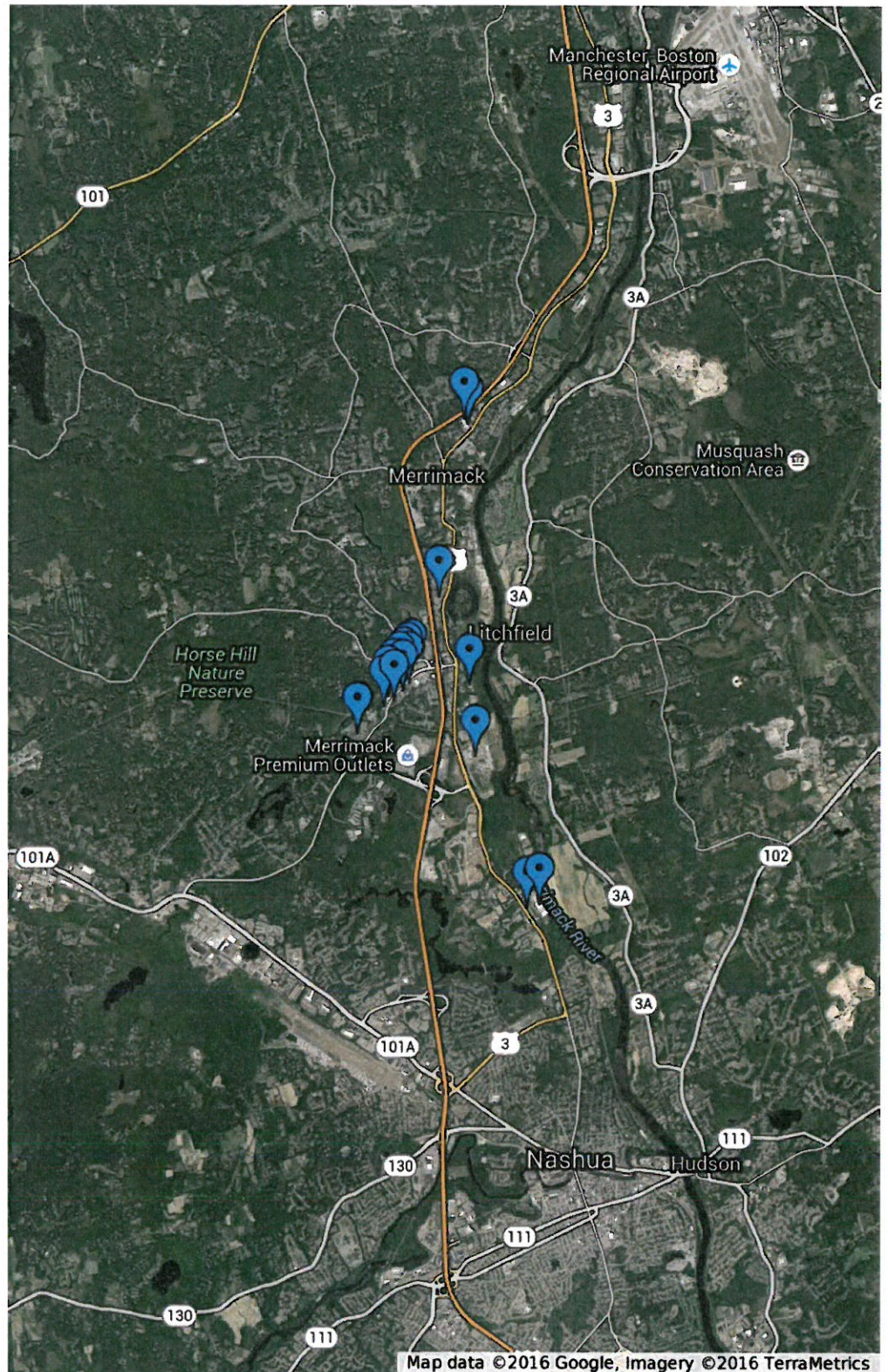




# Town of Merrimack ERZ Locations

## Untitled layer

- 6 Continental Boulevard
- 8 Continental Boulevard
- 10 Continental Boulevard
- 11 Continental Boulevard
- 12 Continental Boulevard
- 14 Continental Boulevard
- 15 Continental Boulevard
- 18 Continental Boulevard
- 20 Continental Boulevard
- 21 Continental Boulevard
- 40 Continental Boulevard
- 57 Daniel Webster Highway
- 59 Daniel Webster Highway
- 360 Daniel Webster Highway
- 526 & 534 Daniel Webster Highway
- 6 William Street
- 221 Daniel Webster Highway
- 15 Caron Street





# New Hampshire Division of Economic Development

## Economic Revitalization Zone Tax Credits

### (Res 2500)

### Town/Municipality Designation ~ FORM ERZ-1

**Mail to:**

NH Division of Economic Development  
ERZ Program Administrator  
172 Pembroke Rd.  
Concord, NH 03301

~ Office Use Only ~

Designation Code:

*General Instructions:* In accordance with Res 2503.02, a local governing body shall request Economic Revitalization Zone Tax Credit Designation for an eligible area or site prior to any taxpayer applying for tax credit project certification under this program. Follow the specific instructions given in each section and **TYPE** all information. Provide an original completed form with all required documentation.

### SECTION A – INFORMATION

**Instructions: Provide the following information.**

Town/Municipality Merrimack Telephone 603-424-3531

Street/ PO Box 6 Baboosic Lake Road

City/ Town/ State/ Zip code Merrimack, NH 03054

Contact Timothy J. Thompson, AICP Title Community Development Director

Area/Site Name Southern DW Highway Corridor

Signature \_\_\_\_\_ Date \_\_\_\_\_

~Office Use Only~

Jeffrey J. Rose, Commissioner

Date \_\_\_\_\_

NH Department of Resources of Economic Development



## Town/Municipality Designation ~ FORM ERZ-1

### SECTION B – DOCUMENTATION

- 1) A separate application is required for each non-contiguous zone designation within the town/municipality;
- 2) A defined map of the area, including street names, street numbers and/or map and lot number within the zone designation;
- 3) Documentation of meeting eligibility requirements such as listing of vacant properties, photos, evidence of brownfields designation, etc.
- 4) Verification of designation of the zone(s) by town officials, i.e. minutes from appropriate meeting(s).

#### **Criteria for designation:**

In accordance with Res 2503.03, evidence of the following information must be provided with your request for an Economic Revitalization Zone Tax Credit designation:

- (a) Unused or underutilized industrial parks; or
- (b) Vacant land or structures previously used for industrial, commercial, or retail purposes but currently not so used due to demolition, age, relocation of the former occupant's operations, obsolescence, deterioration, brownfields, or cessation of operation resulting from unfavorable economic conditions either generally or in a specific economic sector,

*and*

- c) that designation of the zone as an ERZ Tax Credit Zone would likely result in the reduction of the rate of vacant or demolished structures or the rate of tax delinquency in the zone.

# **Documentation for Form ERZ-1: Southern DW Highway Corridor, Merrimack, NH**

Attached as follows:

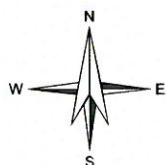
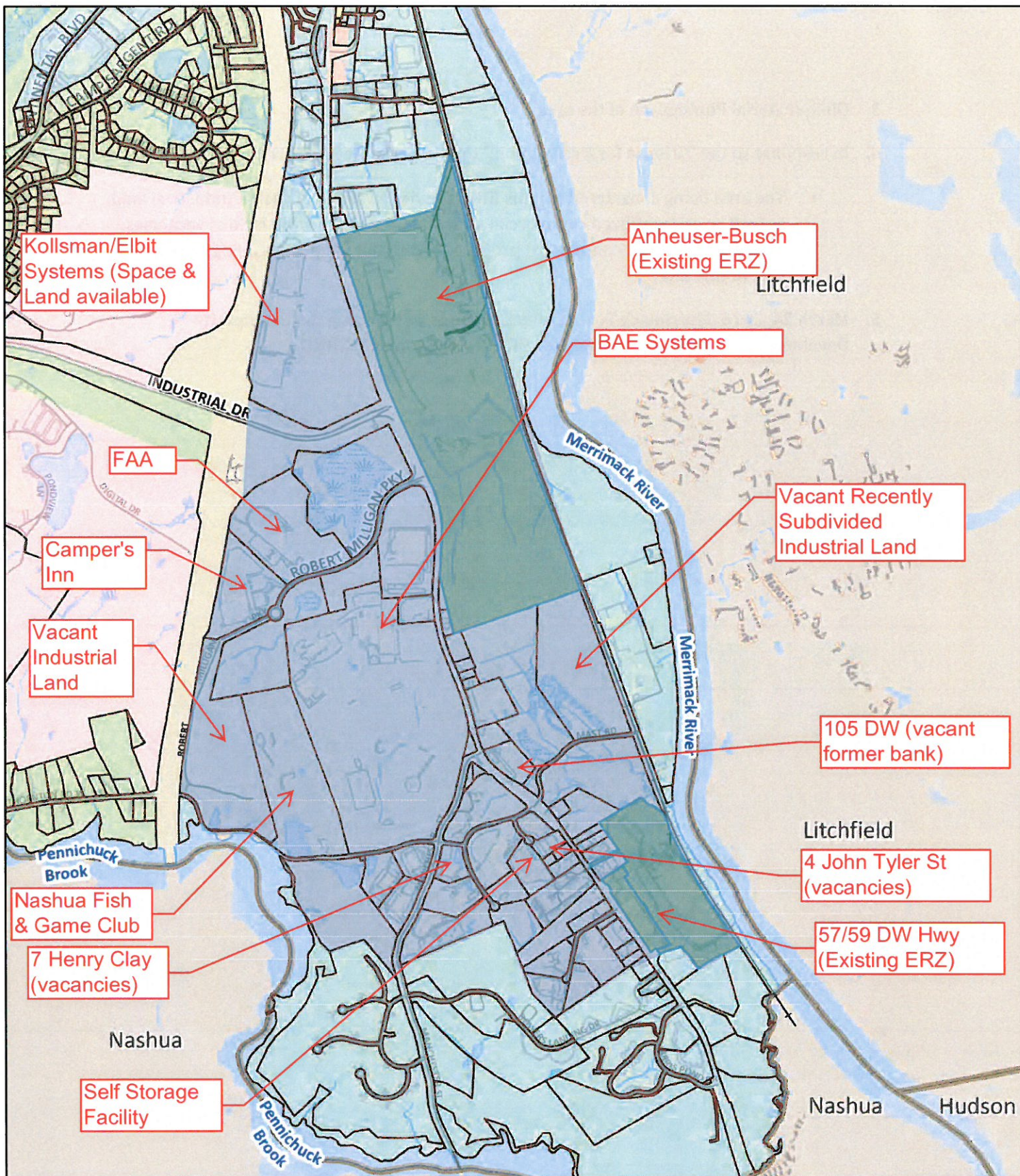
1. Aerial Photography and Zoning Maps
2. Property List (Highlighted properties are already existing ERZ's):

MAP	LOT	SUBLOT	Street #	Road Name	MAP	LOT	SUBLOT	Street #	Road Name
3D	31		221	DW HIGHWAY	2D	28		75	DW HIGHWAY
3D	29		220	DW HIGHWAY	2D	38		74	DW HIGHWAY
3D	80		15	ROBERT MILLIGAN PARKWAY	2E	6	1	57	DW HIGHWAY
2D	79	1	25	ROBERT MILLIGAN PARKWAY	2D	78		50	ROBERT MILLIGAN PARKWAY
2D	8		144	DW HIGHWAY	2D	5		21	AL PAUL LN
2D	75			ROBERT MILLIGAN PARKWAY	2D	4	5	10	AL PAUL LN
2D	76			ROBERT MILLIGAN PARKWAY	2D	4	3	21	MANCHESTER ST
2D	79		35	ROBERT MILLIGAN PARKWAY	2D	4	6	25	MANCHESTER ST
2D	6		130	DW HIGHWAY	2D	41	3	7	HENRY CLAY DR
2D	7		140	DW HIGHWAY	2D	41	7	6	HENRY CLAY DR
2D	9		143	DW HIGHWAY	2D	41	9	2	JOHN TYLER ST
2D	10		141	DW HIGHWAY	2D	41	11	3	JOHN TYLER ST
2D	11		135	DW HIGHWAY	2D	39	1	82A	DW HIGHWAY
2D	17		123	DW HIGHWAY	2D	40		82	DW HIGHWAY
2D	21			MAST RD	2D	39		78	DW HIGHWAY
2D	14		129	DW HIGHWAY	2D	41	2	9	HENRY CLAY DR
2D	15		127	DW HIGHWAY	2D	41	15	1	INNOVATION WY
2D	16		125	DW HIGHWAY	2D	41	14	12	HENRY CLAY DR
2D	18		115	DW HIGHWAY	2D	41	13	10	HENRY CLAY DR
2D	18	1	113	DW HIGHWAY	2D	37		70	DW HIGHWAY
2D	21	1	105	DW HIGHWAY	2D	36		68	DW HIGHWAY
2D	42	1		MANCHESTER ST	2D	32	1	2	WEBB DR
2D	42		108	DW HIGHWAY	2D	31		60	DW HIGHWAY
2D	41			MANCHESTER ST	2D	32		4	WEBB DR
2D	41	4	6	MANCHESTER ST	2D	35		7	WEBB DR
2D	41	10	4	JOHN TYLER ST	2D	34		9	WEBB DR
2D	22			MAST RD	2D	30		56	DW HIGHWAY
2D	23		91	DW HIGHWAY	2D	29		54	DW HIGHWAY
2D	24		87	DW HIGHWAY	2D	33		8	WEBB DR
2E	6		59	DW HIGHWAY					
2D	27		79	DW HIGHWAY					
2D	26		81	DW HIGHWAY					



3. Oblique Aerial Photograph of the area
4. In response to the "Criteria for Designation," the property meets the criteria as follows:
  - The area being considered for this ERZ includes a variety of vacant industrial land, as well as underutilized commercial and industrial space with various vacancies. Please see attached commercial property listings for properties being considered as part of this ERZ.
5. March 24, 2016 Merrimack Town Council Minutes, authorizing the Community Development Department to apply for ERZ designation - **PENDING**





## Proposed Southern DW Corridor ERZ

0 625 1,250 2,500 Feet

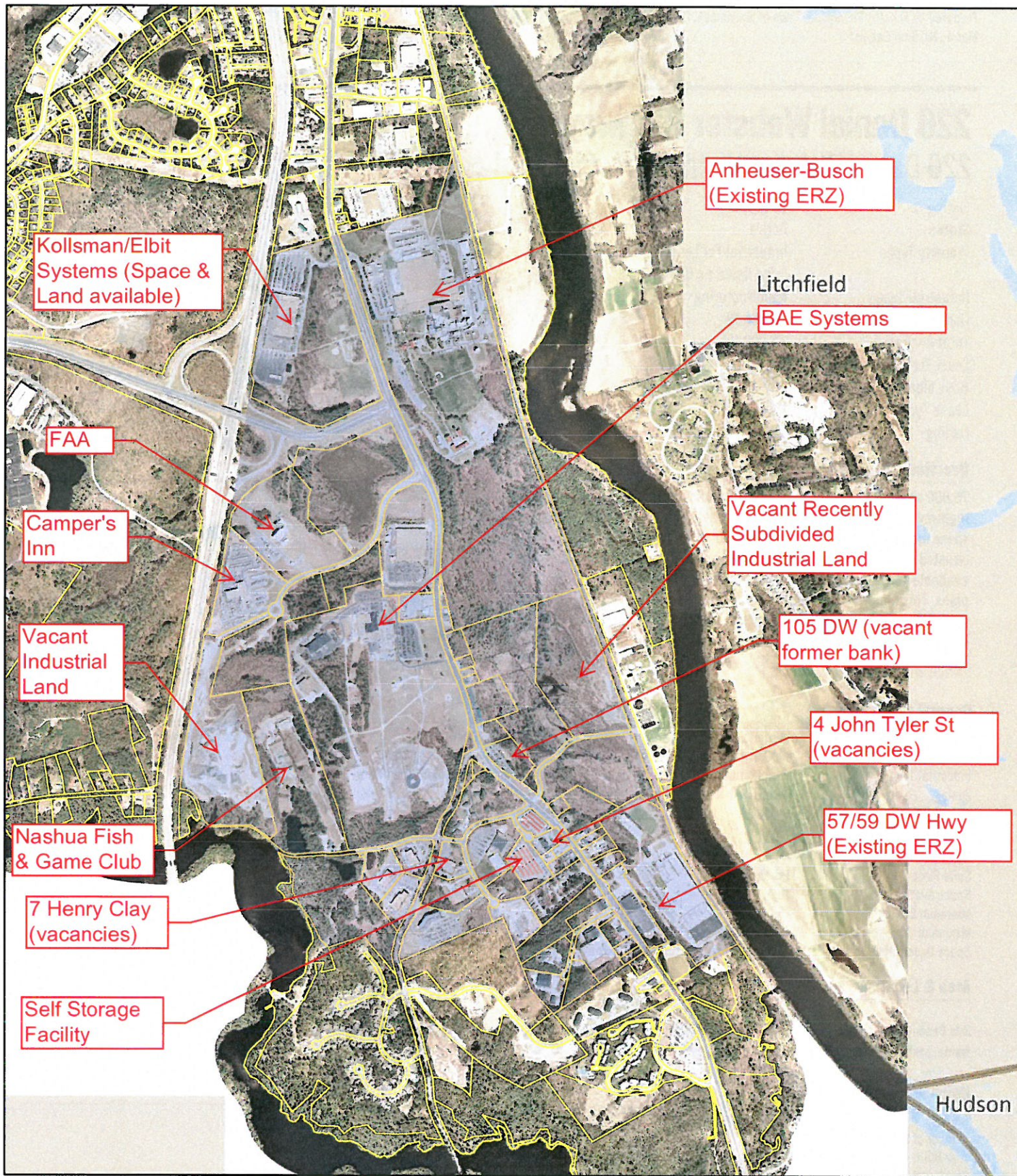
1 inch = 1,667 feet

Proposed ERZ Area



The Town of Merrimack, NH shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or any decision made or action taken or not taken by reader in reliance upon any information or data furnished hereunder.





## Proposed Southern DW Corridor ERZ

0 625 1,250 2,500 Feet

1 inch = 1,667 feet

Proposed ERZ Area

The Town of Merrimack, NH shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or any decision made or action taken or not taken by reader in reliance upon any information or data furnished hereunder.



## 220 Daniel Webster Highway, Suite: - 220 Daniel Webster Highway, Merrimack, NH 03054



Listing ID: 1981958  
Status: Active  
Property Type: Industrial For Lease  
(also listed as Office)  
Industrial Type: Manufacturing  
Contiguous Space: 75,000 SF  
Total Available: 75,000 SF  
Lease Rate: \$6 - 8 PSF (Annual)  
Base Monthly Rent: \$37,500 - 50,000 (Monthly)  
Lease Type: NNN  
Ceiling: 18 ft. Clear



### Overview/Comments

75,000 square feet of office/R&D/light manufacturing space at 220 D.W. Highway in Merrimack, New Hampshire is available for lease. Additional space may be available. This landmark 350,000 square foot facility is situated on 66 acres of beautifully landscaped, industrially zoned land. The available space is divisible for multiple tenants and offers flexible floor plans. This highly visible property is well located immediately off Exit 10 of the F.E. Everett Turnpike/Route 3, across from Anheuser Busch, less than 9 miles from the Massachusetts border and just 10 miles from Manchester Airport.

### More Information Online

<https://www.catylist.com/listing/1981958>



### QR Code

Scan this image with your mobile device:

### General Information

Taxing Authority:	Merrimack, NH	Building Name:	220 Daniel Webster Highway
Tax ID/APN:	00003D 000029 00000	Gross Building Area:	350,000 SF
Industrial Type:	Manufacturing	Building/Unit Size (RSF):	350,000 SF
Zoning:	INDUSTRIAL (I-1)		

### Available Space

Suite/Unit Number:	-	Space Type:	Relet
Suite Floor:	1st and 2nd	Date Available:	06/25/2009
Space Available:	75,000 SF	Lease Rate:	\$6 - 8 PSF (Annual)
Minimum Divisible:	75,000 SF	Lease Type:	NNN
Maximum Contiguous:	75,000 SF	Clear Height:	18
Space Description:	\$6 NNN for manufacturing; \$8 NNN for office		

### Area & Location

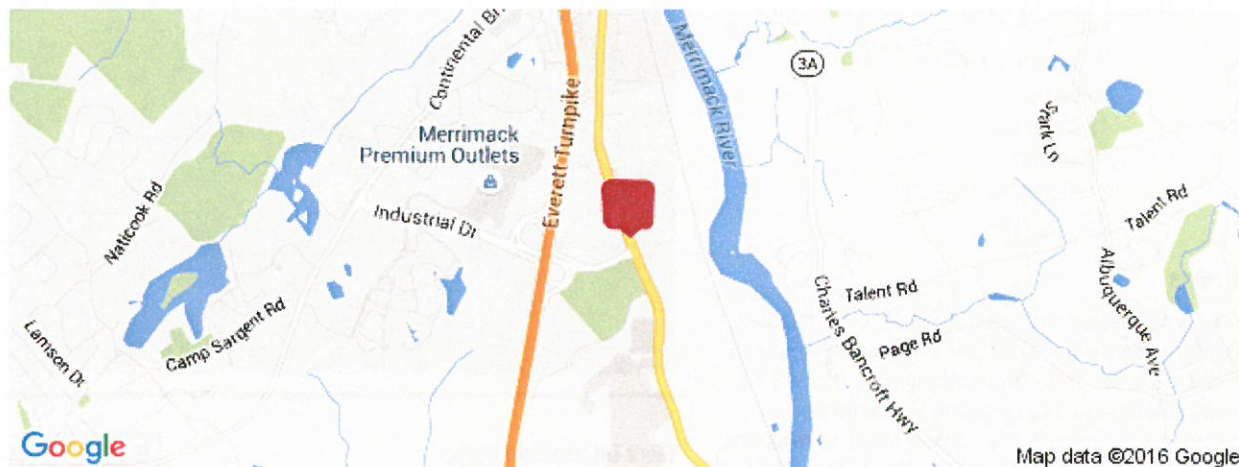
Site Description property type: Ind Flex Parking: 500 spaces HVAC: Avail space fully heated & cooled Has Sprinklers Power: 200KVA, 120/208 volt, 3-ph Const.Type: Steel frame, concrete block & metal

### Building Related

Tenancy:	Multiple Tenants	Parking Ratio:	5 (per 1000 SF)
Number of Stories:	2	Total Parking Spaces:	375
Year Built:	1982	Volts:	480
Construction/Siding:	Other	X-Phase:	Three-Phase

## Location

Address: 220 Daniel Webster Highway, Merrimack, NH  
03054  
County: Hillsborough  
MSA: Manchester-Nashua



## Property Contacts



### Thomas Farrelly

Cushman & Wakefield of NH Inc  
603-661-4854 [M]  
(603)628-2800 [O]  
thomas.farrelly@cushwake.com



### Denis Dancoes

Cushman & Wakefield of NH Inc  
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(603) 628-2800 [O]  
denis.dancoes@cushwake.com



### Sue Ann Johnson

Cushman & Wakefield of NH Inc  
603-490-6900 [M]  
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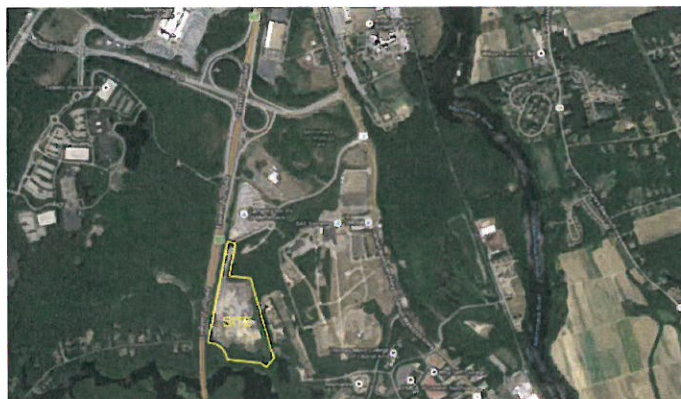


# 50 Robert Milligan Parkway - 42.99 Acres

50 Robert Milligan Parkway, Merrimack, NH 03054



Listing ID: 29940993  
Status: Active  
Property Type: Vacant Land For Sale  
Possible Uses: Industrial  
Gross Land Area: 42.99 Acres  
Sale Price: \$8,400,000  
Unit Price: \$195,394 Per Acre  
Sale Terms: Cash to Seller



## Overview/Comments

The 42.99 acres site is well located, just south of Exit 10, Industrial Drive, with excellent visibility and more than 2,000 feet of frontage along the F.E. Everett Turnpike. This site is one of the few remaining sites along the F.E. Everett Turnpike with visibility and frontage worthy of a corporate headquarters location, and is surrounded by a unique mix of neighbors - Campers Inn, the FAA, BAE Systems and the Nashua Fish & Game. Bower's Pond is located at the site's southern border.

Some of the uses permitted by current zoning include manufacturing, warehouse and wholesale, office (greater than 10,000 SF) research and testing laboratories, breweries and bottling facilities, self-storage, telecommunications towers and the support uses of restaurants, bank branch, hotel/motel and day care.

## More Information Online

<https://www.catylist.com//listing/29940993>



## QR Code

Scan this image with your mobile device:

## General Information

Taxing Authority: Merrimack, NH  
Tax ID/APN: 00002D 000078 000000  
Possible Uses: Industrial

Zoning: I-1 INDUSTRIAL  
Sale Terms: Cash to Seller

## Area & Location

Property Visibility: Excellent  
Feet of Frontage: 2,000

Highway Access: 1.5 miles to Exit 10 (toll-free) of the F.E. Everett Turnpike  
Site Description: A portion of the site is located within the aquifer conservation district and in flood hazard area zone AE.

## Location

Address: 50 Robert Milligan Parkway, Merrimack, NH 03054  
County: Hillsborough  
MSA: Manchester-Nashua





## Property Contacts



### Thomas Farrelly

Cushman & Wakefield of NH Inc  
603-661-4854 [M]  
(603)628-2800 [O]  
thomas.farrelly@cushwake.com



### Denis Dancoes

Cushman & Wakefield of NH Inc  
603-661-3854 [M]  
(603) 628-2800 [O]  
denis.dancoes@cushwake.com



### Sue Ann Johnson

Cushman & Wakefield of NH Inc  
603-490-6900 [M]  
603-628-2800 [O]  
sueann.johnson@cushwake.com

# 59 Daniel Webster Highway - Merrimack, NH, Suite: 1



59 Daniel Webster Highway, Merrimack, NH 03054

Listing ID: 2034540  
Status: Active  
Property Type: Industrial For Lease  
Industrial Type: Light Industrial, Manufacturing  
Contiguous Space: 20,000 - 147,472 SF  
Total Available: 147,472 SF  
Lease Rate: \$4.50 PSF (Annual)  
Base Monthly Rent: \$7,500 - 55,302 (Monthly)  
Lease Type: NNN  
Loading: 26 Docks  
Ceiling: 32 ft.  
Drive-In Bays: 1



## Overview/Comments

For Sale or Lease: 59 Daniel Webster Highway is A 474,322 SF first-class manufacturing distribution facility which features, 147,472 SF of high-bay warehouse for lease. The space offers 22-32' clear height with 26 tailboard loading docks with levelers.

The property is strategically located in the Economic Revitalization Zone just off Exit 10 of the F.E Everett Turnpike in Merrimack, New Hampshire. It offers excellent proximity to the Manchester-Boston Regional Airport. The site is further enhanced by a secured yard area and rail service provided by Guilford Rail.

This 40.78 acre parcel is positioned in Merrimack's Industrial / R&D corridor adjacent to corporate neighbors Anheuser-Busch and BAE Systems.

Also available in the sale package is 57 DW Highway. CALL BROKER FOR SALE DETAILS.

## More Information Online

<https://www.catylist.com//listing/2034540>

## QR Code

Scan this image with your mobile device:



## General Information

Tax ID/APN:	02E/006/000	Zoning:	INDUSTRIAL
Industrial Type:	Manufacturing, Light Industrial, Warehouse/ Distribution, Other, General	Building/Unit Size (RSF):	474,322 SF
		Land Area:	40.78 Acres

## Available Space

Suite/Unit Number:	1	Lease Rate:	\$4.50 PSF (Annual)
Space Available:	147,472 SF	Lease Type:	NNN
Minimum Divisible:	20,000 SF	Real Estate Taxes:	\$0.65 PSF (Annual)
Maximum Contiguous:	147,472 SF	Operating Expenses:	\$1.38 PSF (Annual)
Space Subcategory 1:	Warehouse/Distribution	Loading Docks:	26
Space Subcategory 2:	Manufacturing	Drive In Bays:	1
Space Type:	Relet	Ceiling Height:	32
Date Available:	11/02/2009	Clear Height:	32

Space Description For Sale or Lease: 59 Daniel Webster Highway is A 474,322 SF first-class manufacturing distribution facility which features, 147,472 SF of high-bay warehouse for lease. The space offers 22-32' clear height with 26 tailboard loading docks with levelers. Also available in the sale package is 57 DW Highway. The property is strategically located in the Economic Revitalization Zone just off Exit 10 of the F.E Everett Turnpike in Merrimack, New Hampshire. It offers excellent proximity to the Manchester-Boston Regional Airport. The site is further enhanced by a secured yard area and rail service provided by Guilford Rail. This 40.78 acre parcel is positioned in Merrimack's Industrial / R&D corridor adjacent to corporate neighbors Anheuser-Busch and BAE Systems. CALL BROKER FOR SALE DETAILS.



## Area & Location

Highway Access: F.E. Everett Turnpike Exit 10  
Airports: Manchester-Boston Regional Airport

## Building Related

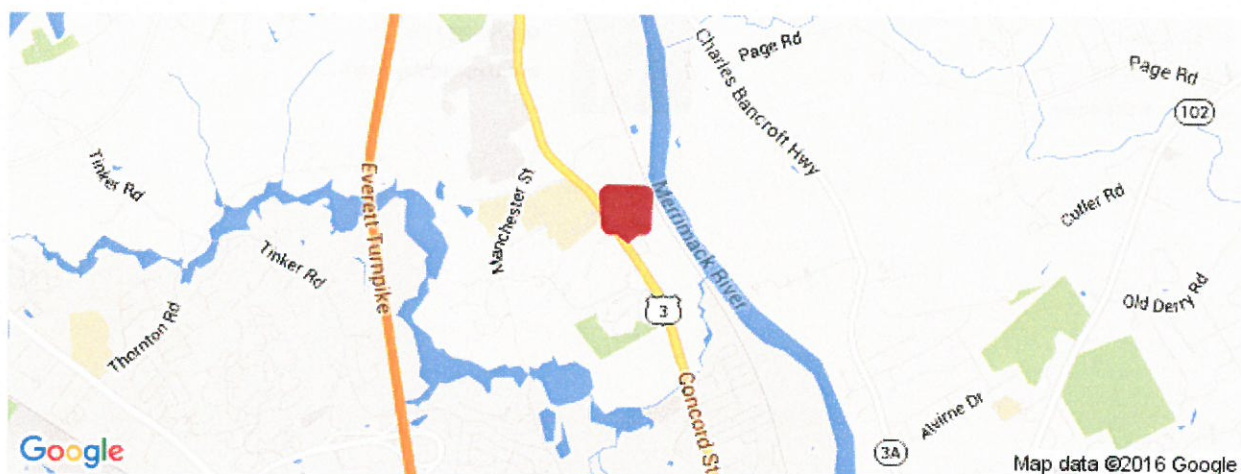
Tenancy:	Multiple Tenants	Parking Description:	Abundant parking in shared lot with other tenants. Room for large trucks.
Number of Stories:	1	Column Spacing:	40x50
Property Condition:	Good	Amps:	2,000
Year Built:	1969	X-Phase:	3
Year Renovated:	2014		
Parking Type:	Surface		

## Land Related

Zoning Description: Suburban industrial area with a mix of office and retail.  
Water Service: Municipal  
Sewer Type: Municipal

## Location

Address: 59 Daniel Webster Highway, Merrimack, NH 03054  
County: Hillsborough  
MSA: Manchester-Nashua



## Property Images



cover



Office\_area





Warehouse



Warehouse2

**Property Contacts**

---



**Roger Dieker**  
CBRE | New England  
603-540-8315 [M]  
(603) 792-2604 [O]  
roger.dieker@cbre-ne.com



**Michael Tamposi**  
CBRE | New England  
603-792-2602 [O]  
mike.tamposi@cbre-ne.com

# 57 Daniel Webster Hwy

## 57 Daniel Webster Hwy , Merrimack, NH 03054

**CBRE** | New England

Listing ID: 28790989  
Status: Active  
Property Type: Industrial For Sale  
Industrial Type: Manufacturing, Warehouse/Distribution  
Size: 104,360 SF  
Sale Price: See Agent  
Sale Terms: Cash to Seller  
Ceiling: 23 ft. Clear



### Overview/Comments

FOR SALE OR LEASE This 104,360 +/- SF manufacturing and distribution facility consists of 24,000 +/- SF of office and lab space, 40,360 +/- SF of manufacturing space and 40,000 +/- SF of 23-foot clear warehouse space (warehouse can be leased separately). The property features five tailboard loading docks with levelers and three drive-in doors.

The sale of the property also includes 59 DW Highway. A 474,322 SF building on 40.78 acres.

The property is strategically located in the Economic Revitalization Zone just off Exit 10 of the F.E Everett Turnpike in Merrimack, New Hampshire. It offers excellent proximity to the Manchester-Boston Regional Airport.

### More Information Online

<https://www.catylist.com//listing/28790989>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN:	2E/6/1	Gross Building Area:	104,360 SF
Industrial Type:	Manufacturing, Warehouse/Distribution	Building/Unit Size (RSF):	104,360 SF
Zoning:	I-1 INDUSTRIAL	Land Area:	7.66 Acres
Property Use Type:	Net Leased Investment (NNN)	Sale Terms:	Cash to Seller
Building Name:	57 Daniel Webster Hwy		

### Area & Location

Road Type:	Paved
Highway Access:	Exit 10 off the F.E. Everett Turnpike
Site Description:	property type: Ind Flex Parking: Ample on-site Power: 1,500 amps/2,000 amps

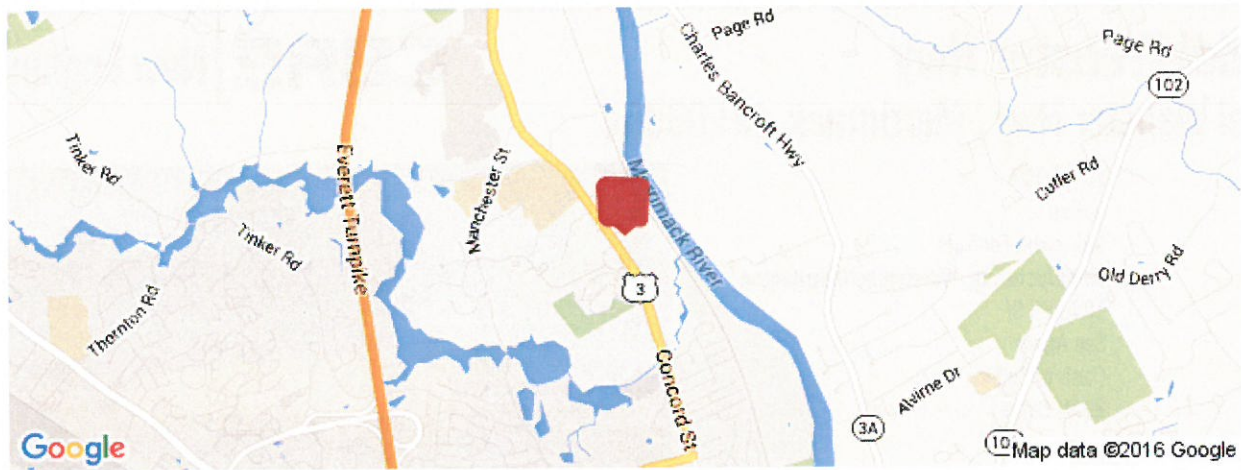
### Building Related

Tenancy:	Multiple Tenants	Clear Height:	23
Number of Stories:	1	Loading Doors:	0
Property Condition:	Average	Loading Docks:	0
Year Built:	1974	Amps:	1,500

### Location

Address:	57 Daniel Webster Hwy , Merrimack, NH 03054
County:	Hillsborough
MSA:	Manchester-Nashua





## Property Contacts

---



### **Roger Dieker**

CBRE | New England  
603-540-8315 [M]  
(603) 792-2604 [O]  
roger.dieker@cbre-ne.com



### **Michael Tamposi**

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mike.tamposi@cbre-ne.com

# 7 Henry Clay Dr

## 7 Henry Clay Dr , Merrimack, NH 03054

**CBRE** | New England

Listing ID: 1980612  
Status: Active  
Property Type: Office For Sale  
Office Type: Office Building  
Size: 45,200 SF  
Sale Price: See Agent  
Sale Terms: Cash to Seller



### Overview/Comments

For Sale or Lease - Formerly occupied by Ellacoya Networks/Arbor Networks, this two-story, 45,620 +/- SF office building offers all of the amenities of a first-class corporate campus. The property features a cafeteria, 210 parking spaces, existing technology infrastructure. Located on 3.94 +/- acres just off Exit 10 of the F.E. Everett Turnpike.

### More Information Online

<https://www.catylist.com//listing/1980612>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN: 02E 006 000  
Office Type: Office Building, General  
Zoning: INDUSTRIAL; INDUSTRIAL; INDUSTRIAL;  
INDUSTRIAL  
Property Use Type: Investment, Vacant/Owner-User

Building Name: 7 Henry Clay Dr  
Class of Space: Class A  
Building/Unit Size (RSF): 45,200 SF  
Land Area: 3.94 Acres  
Sale Terms: Cash to Seller

### Area & Location

Property Visibility: Good  
Highway Access: F.E. Everett Turnpike Exit 10

Airports: Manchester-Boston Regional Airport  
Site Description: Parking: ample HVAC: Multi-zoned heat pump / Full AC Has Sprinklers

### Building Related

Total Number of Buildings: 1  
Number of Stories: 2  
Year Built: 1990

Parking Type: Surface  
Parking Description: Parking lot shared with other tenants  
Total Parking Spaces: 210

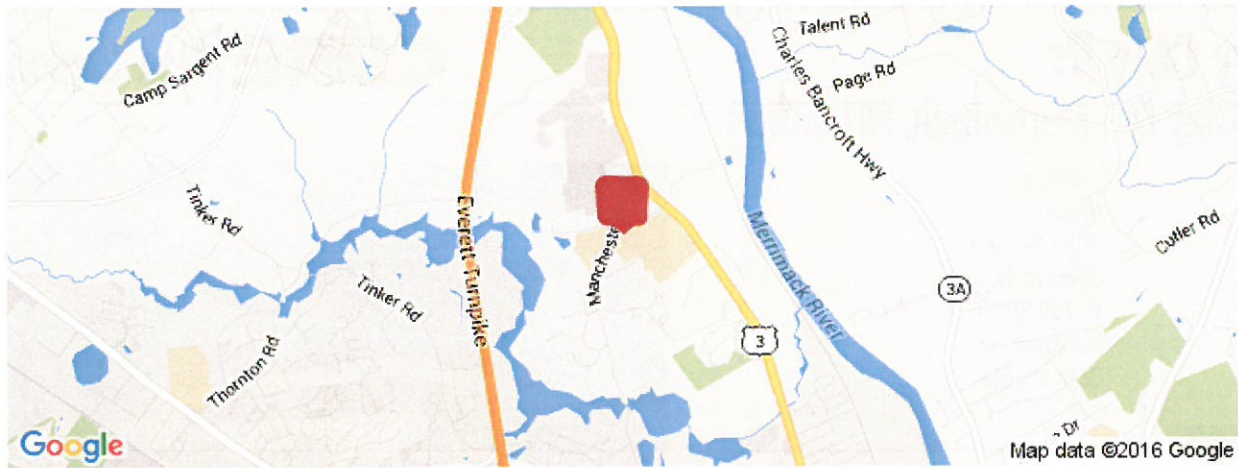
### Land Related

Zoning Description: Industrial, however property is in the vicinity of other office buildings

### Location

Address: 7 Henry Clay Dr , Merrimack, NH 03054  
County: Hillsborough  
MSA: Manchester-Nashua





## Property Contacts



### **Roger Dieker**

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### **Michael Tamposi**

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mike.tamposi@cbre-ne.com

# 59 Daniel Webster Highway - Merrimack, NH



59 Daniel Webster Highway, Merrimack, NH 03054

Listing ID: 28790277  
Status: Active  
Property Type: Industrial For Sale  
Industrial Type: Free-Standing, Manufacturing  
Size: 474,322 SF  
Sale Price: See Agent  
Sale Terms: Cash to Seller  
Loading: 26 Docks  
Ceiling: 32 ft.  
Drive-In Bays: 1 Bay



## Overview/Comments

For Sale or Lease: 59 Daniel Webster Highway is A 474,322 SF first-class manufacturing distribution facility which features, 147,472 SF of high-bay warehouse for lease. The space offers 22-32' clear height with 26 tailboard loading docks with levelers. Also available in the sale package is 57 DW Highway. CALL BROKER FOR SALE DETAILS.

The property is strategically located in the Economic Revitalization Zone just off Exit 10 of the F.E Everett Turnpike in Merrimack, New Hampshire. It offers excellent proximity to the Manchester-Boston Regional Airport. The site is further enhanced by a secured yard area and rail service provided by Guilford Rail.

This 40.78 acre parcel is positioned in Merrimack's Industrial / R&D corridor adjacent to corporate neighbors Anheuser-Busch and BAE Systems.

## More Information Online

<https://www.catylist.com//listing/28790277>

## QR Code

Scan this image with your mobile device:



## General Information

Tax ID/APN:	02E/006/000	Gross Building Area:	474,322 SF
Industrial Type:	Free-Standing, Manufacturing, Light Industrial, Warehouse/Distribution, Other, General	Building/Unit Size (RSF):	474,322 SF
Zoning:	INDUSTRIAL	Land Area:	40.78 Acres
Property Use Type:	Net Leased Investment (NNN)	Sale Terms:	Cash to Seller

## Area & Location

Road Type:	Paved	Rail Access:	Yes
Highway Access:	F.E. Everett Turnpike Exit 10 Merrimack	Airports:	Manchester-Boston Regional Airport

## Building Related

Tenancy:	Multiple Tenants	Clear Height:	32
Year Built:	1969	Loading Doors:	0
Year Renovated:	2014	Loading Docks:	26
Parking Type:	Surface	Drive-In Bays:	1
Parking Description:	Shared common lot with other tenants. Parking lot large enough to accommodate large trucks	Amps:	2,000
Ceiling Height:	32	X-Phase:	3
		Heat Type:	Natural Gas

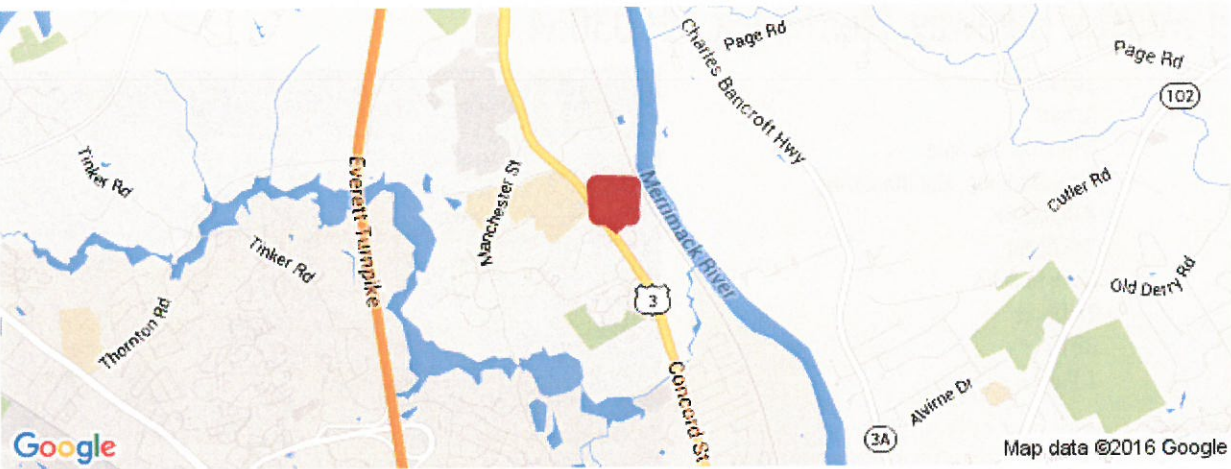
## Land Related

Zoning Description:	Industrial
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**Location**

Address:                    59 Daniel Webster Highway, Merrimack, NH 03054  
County:                   Hillsborough  
MSA:                       Manchester-Nashua



**Property Images**



cover



Office\_area



Warehouse



Warehouse2

## Property Contacts

---



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# 7 Henry Clay Dr, Suite: 1

## 7 Henry Clay Dr , Merrimack, NH 03054

**CBRE** | New England

Listing ID: 2024955  
Status: Active  
Property Type: Office For Lease  
Office Type: Office Building  
Contiguous Space: 5,000 - 16,270 SF  
Total Available: 16,270 SF  
Lease Rate: \$8 - 10 PSF (Annual)  
Base Monthly Rent: \$3,333 - 13,558 (Monthly)  
Lease Type: Absolute NNN



### Overview/Comments

For Sale or Lease - Formerly occupied by Ellacoya Networks/Arbor Networks, this two-story, 45,620 +/- SF office building offers all of the amenities of a first-class corporate campus. The property features a cafeteria, 210 parking spaces, existing technology infrastructure. Located on 3.94 +/- acres just off Exit 10 of the F.E. Everett Turnpike.

### More Information Online

<https://www.catylist.com//listing/2024955>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN: 02E/041/003  
Office Type: Office Building, General  
Zoning: INDUSTRIAL  
Building Name: 7 Henry Clay Dr

Class of Space: Class A  
Building/Unit Size (RSF): 45,200 SF  
Land Area: 3.94 Acres

### Available Space

Suite/Unit Number: 1  
Space Available: 16,270 SF  
Minimum Divisible: 5,000 SF  
Maximum Contiguous: 16,270 SF

Space Type: Relet  
Date Available: 10/20/2009  
Lease Rate: \$8 - 10 PSF (Annual)  
Lease Type: Absolute NNN

Space Description For Sale or Lease - Formerly occupied by Ellacoya Networks/Arbor Networks, this two-story, 45,620 +/- SF office building offers all of the amenities of a first-class corporate campus. The property features a cafeteria, 210 parking spaces, existing technology infrastructure. Located on 3.94 +/- acres just off Exit 10 of the F.E. Everett Turnpike.

### Area & Location

Property Visibility: Good  
Highway Access: F.E. Everett Turnpike Exit 10  
Airports: Manchester-Boston Regional Airport

### Building Related

Total Number of Buildings: 1  
Number of Stories: 2  
Year Built: 1990  
Parking Type: Surface

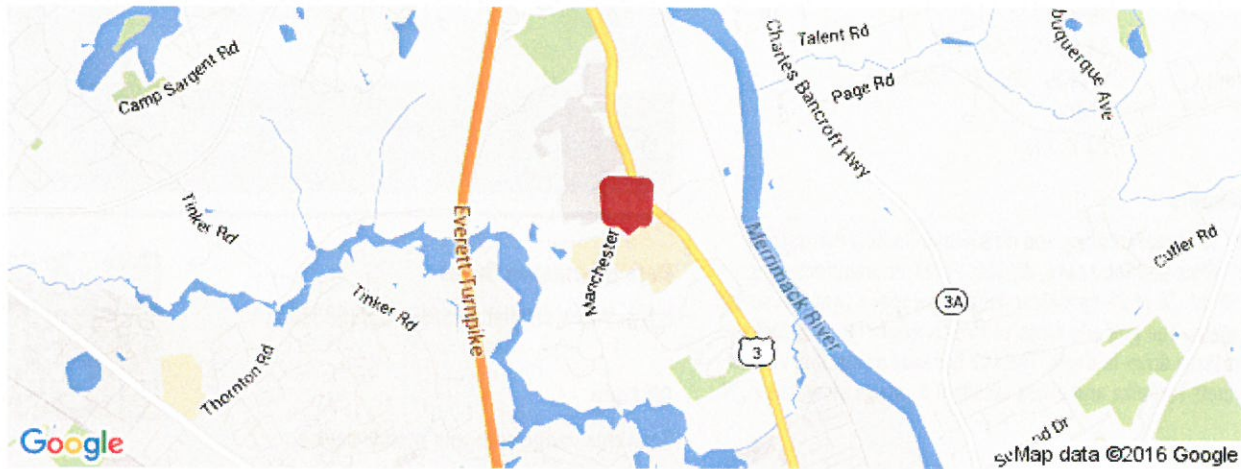
Parking Description: 210 spaces in common lot with other tenants  
Total Parking Spaces: 210  
Heat Type: Natural Gas  
Heat Source: Central

## Land Related

Zoning Description: Industrial, yet the property is surrounded by office buildings.  
Water Service: Municipal  
Sewer Type: Municipal

## Location

Address: 7 Henry Clay Dr , Merrimack, NH 03054  
County: Hillsborough  
MSA: Manchester-Nashua



## Property Contacts



### Roger Dieker

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### Michael Tamposi

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# 57 Daniel Webster Hwy

## 57 Daniel Webster Hwy , Merrimack, NH 03054



Listing ID: 1983100  
Status: Active  
Property Type: Industrial For Lease  
Industrial Type: Free-Standing, Manufacturing  
Contiguous Space: 20,000 - 104,360 SF  
Total Available: 104,360 SF  
Lease Rate: \$4.50 PSF (Annual)  
Base Monthly Rent: \$7,500 - 39,135 (Monthly)  
Lease Type: NNN  
Ceiling: 23 ft. Clear



### Overview/Comments

This 104,360 +/- SF manufacturing and distribution facility consists of 24,000 +/- SF of office and lab space, 40,360 +/- SF of manufacturing space and 40,000 +/- SF of 23-foot clear warehouse space (warehouse can be leased separately). The property features five tailboard loading docks with levelers and three drive-in doors. The site is easily accessible via Exit 10 of the F.E. Everett Turnpike and offers excellent frontage along the D. W. Highway.

### More Information Online

<https://www.catylist.com//listing/1983100>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN: 02E/006/001  
Industrial Type: Free-Standing, Manufacturing, Light Industrial, Warehouse/Distribution, Other  
Zoning: I-1 INDUSTRIAL

Building Name: 57 Daniel Webster Hwy  
Gross Building Area: 104,360 SF  
Building/Unit Size (RSF): 104,360 SF  
Land Area: 7.65 Acres

### Available Space

Space Available: 104,360 SF  
Minimum Divisible: 20,000 SF  
Maximum Contiguous: 104,360 SF  
Space Description: Space type: Flex  
Space Type: Relet

Date Available: 06/25/2009  
Lease Rate: \$4.50 PSF (Annual)  
Lease Type: NNN  
Clear Height: 23

### Area & Location

Highway Access: F.E. Everett Turnpike Exit 10 Merrimack  
Rail Access: Yes  
Airports: Manchester-Boston Regional Airport

### Building Related

Tenancy: Multiple Tenants  
Number of Stories: 1  
Property Condition: Good  
Year Built: 1974

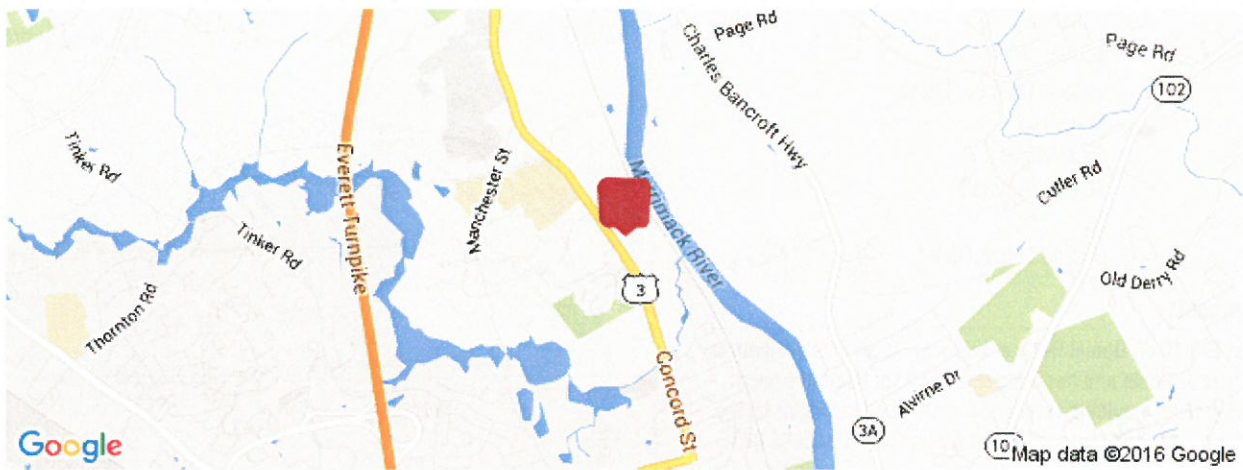
Parking Type: Surface  
Total Parking Spaces: 40  
Amps: 1,500  
Heat Type: Natural Gas

### Land Related

Zoning Description: suburban industrial area. Office buildings are located nearby.

## Location

Address: 57 Daniel Webster Hwy , Merrimack, NH 03054  
County: Hillsborough  
MSA: Manchester-Nashua



## Property Contacts



### Roger Dieker

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mike.tamposi@cbre-ne.com



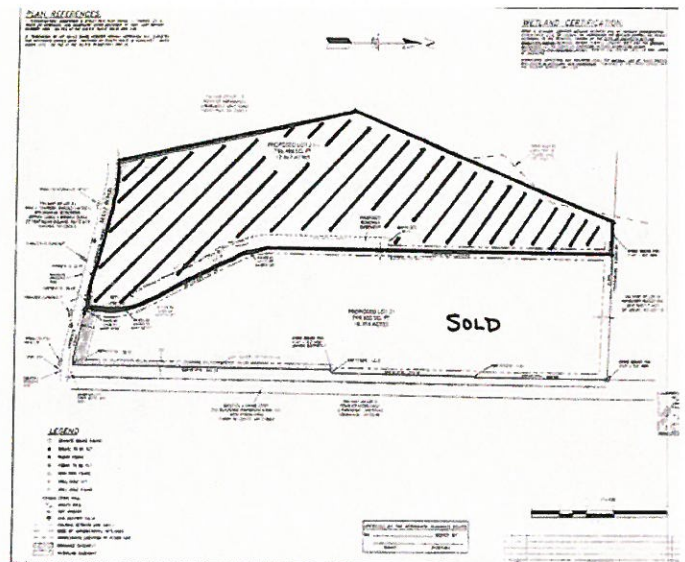
# Mast Rd

## Mast Road, Merrimack, NH 03054

Listing ID: 28631401  
Status: Active  
Property Type: Vacant Land For Lease  
Possible Uses: Industrial  
Gross Land Area: 17.37 Acres  
Lease Rate: \$0 PSF (Annual)  
Base Monthly Rent: \$0  
Lease Type: Ground Lease, NNN

### Overview/Comments

Site is located at Exit 10 off Daniel Webster Highway, south of the Anheuser Busch plant. Site is divisible and has been cleared. Mast Road has been expanded and upgraded, providing excellent access for all vehicular traffic. Sites available as built to suit lease or ground lease. GROUND LEASE RATE TO BE DETERMINED. North Parcel



### More Information Online

<https://www.catylist.com//listing/28631401>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN: 00002D 000021 000000  
Possible Uses: Industrial

Zoning: INDUSTRIAL  
Land Splits Available: Yes

### Area & Location

Market Type: Medium  
Side of Street: North  
Property Visibility: Good

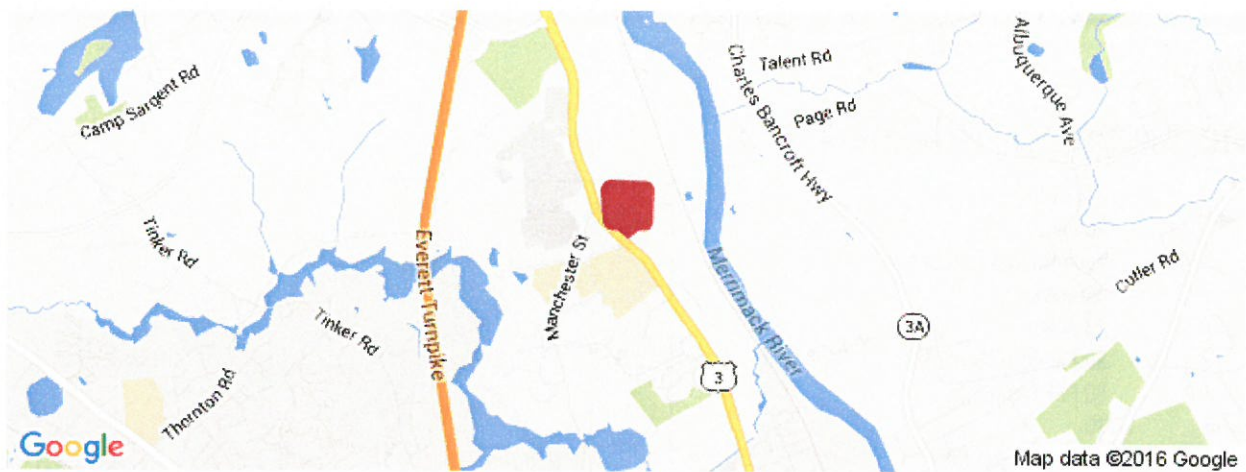
Largest Nearby Street: Daniel Webster Hwy  
Site Description: vacant land next to dw hwy

### Land Related

Available Utilities: Electric, Water, Gas, Sewer

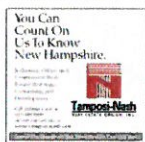
### Location

Address: Mast Road, Merrimack, NH 03054  
County: Hillsborough  
MSA: Manchester-Nashua



## Property Contacts

---



**William J. Luers**

Tamposi-Nash R E Group Inc

(603) 889-0009 [0]

bill@tamposi-nash.com



# Mast Rd

## Mast Road, Merrimack, NH 03054

Listing ID: 28631416

Status: Active

Property Type: Vacant Land For Lease

Possible Uses: Industrial

Gross Land Area: 23 Acres

Lease Rate: \$0 Per Acre (Annual)

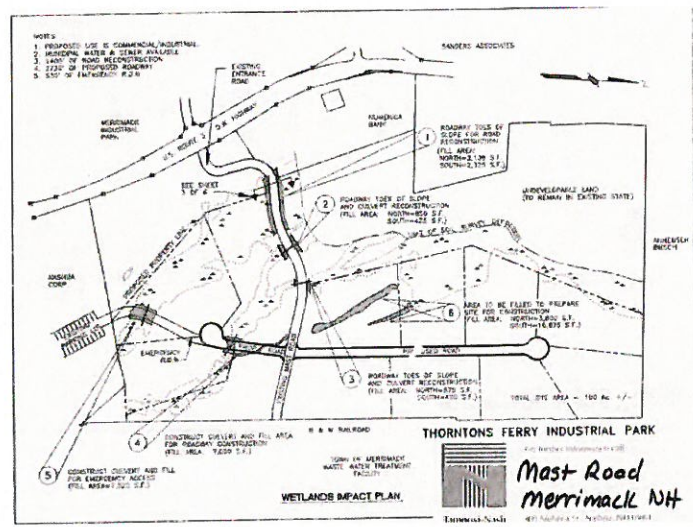
Unit Price: \$0 PSF (Annual)

Base Monthly Rent: \$0

Lease Type: Ground Lease, NNN

### Overview/Comments

Site is located at Exit 10 off Daniel Webster Highway, south of the Anheuser Busch plant. Site is divisible and has been cleared. Mast Road has been expanded and upgraded, providing excellent access for all vehicular traffic. Sites available as built to suit lease or ground lease. GROUND LEASE RATE TO BE DETERMINED. South Parcel



### More Information Online

<https://www.catylist.com//listing/28631416>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	00002D 000022 000000	Zoning:	INDUSTRIAL
Possible Uses:	Industrial	Land Splits Available:	Yes

### Area & Location

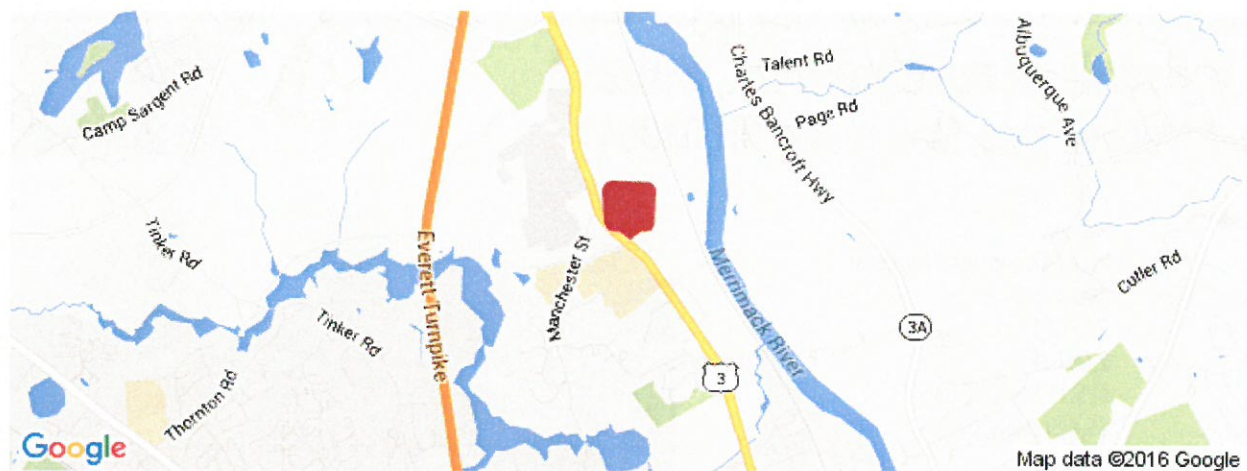
Largest Nearby Street:	Mast Road
Site Description:	vacant land next to dw hwy

### Land Related

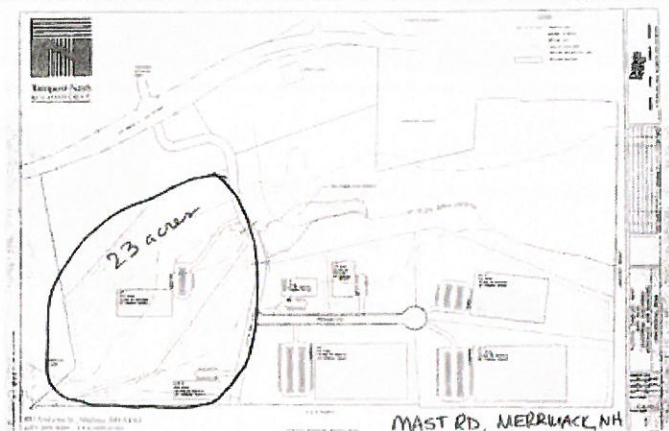
Available Utilities:	Electric, Water, Gas, Sewer
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### Location

Address:	Mast Road, Merrimack, NH 03054
County:	Hillsborough
MSA:	Manchester-Nashua



## Property Images



23 Acres Proposed Use

## Property Contacts



**William J. Luers**

Tamposi-Nash R E Group Inc

(603) 889-0009 [0]

bill@tamposi-nash.com



# Ideal for Retail Redevelopment, Suite: A

## 105 Daniel Webster Hwy, Merrimack, NH 03054



Listing ID: 29715520  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Retail-Pad  
Contiguous Space: 2,586 SF  
Total Available: 2,586 SF  
Lease Rate: \$25.15 PSF (Annual)  
Base Monthly Rent: \$5,419 (Monthly)  
Lease Type: NNN



### Overview/Comments

Former DCU location at 105 Daniel Webster Highway, Merrimack, NH. Ideal for retail redevelopment, the property offers great visibility and a terrific opportunity on busy DW Highway. The property consists of  $\pm 5.48$  acres with 307' of frontage and currently has a  $\pm 2,586$  SF retail/commercial building onsite. 105 Daniel Webster Highway offers easy highway access; located approximately a mile from the F.E. Everett Turnpike, less than 10 miles to the Manchester-Boston Regional Airport and less than 15 minutes to the Massachusetts border.

### More Information Online

<https://www.catylist.com//listing/29715520>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN:	00002D 000021 000001	Zoning:	C/I
Retail-Commercial Type:	Retail-Pad	Building/Unit Size (RSF):	2,586 SF

### Available Space

Suite/Unit Number:	A	Date Available:	02/10/2015
Space Available:	2,586 SF	Lease Rate:	\$25.15 PSF (Annual)
Minimum Divisible:	2,586 SF	Lease Type:	NNN
Maximum Contiguous:	2,586 SF	Parking Spaces:	0
Space Type:	New		

### Area & Location

Road Type:	Highway	Transportation:	Highway
Property Visibility:	Excellent	Airports:	Less than 10+/- miles to Manchester-Boston Regional Airport

Site Description The property consists of  $\pm 5.48$  acres with 307' of frontage and currently has a  $\pm 2,586$  SF retail/commercial building onsite. Parking in front as well as rear of the building.

### Building Related

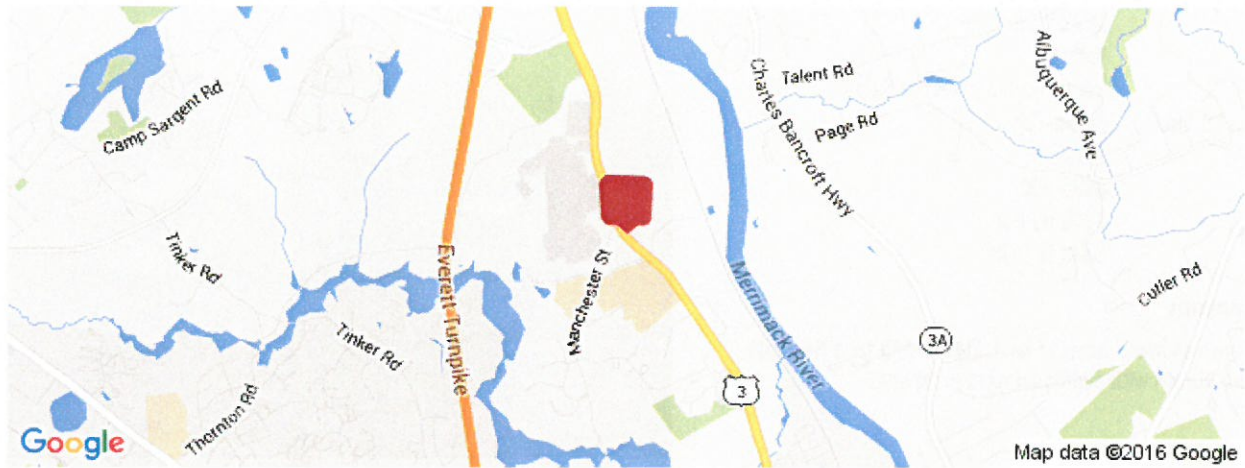
Total Number of Buildings:	1	Year Built:	2013
Number of Stories:	1	Parking Type:	Surface
Property Condition:	Excellent		

### Land Related

Zoning Description:	Commercial/Industrial
Lot Frontage (Feet):	307

## Location

Address: 105 Daniel Webster Hwy, Merrimack, NH 03054  
County: Hillsborough  
MSA: Manchester-Nashua



## Property Images

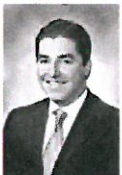


Site\_aerial



Lot

## Property Contacts



**Chris McInnis**  
Nautilus Realty Group  
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603-964-0472 [O]  
cdm@nautilusrg.com



# Ideal for Retail Redevelopment

## 105 Daniel Webster Hwy, Merrimack, NH 03054



Listing ID: 29715528  
Status: Active  
Property Type: Retail-Commercial For Sale  
Retail-Commercial Type: Retail-Pad  
Size: 2,586 SF  
Sale Price: \$895,000  
Unit Price: \$346.09 PSF  
Sale Terms: Cash to Seller



### Overview/Comments

Former bank branch on over 5 acres of land. Excellent fit for a financial institution or new branch with additional room to expand.

### More Information Online

<https://www.catylist.com//listing/29715528>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN: 00002D 000021 000001  
Retail-Commercial Type: Retail-Pad, Other  
Zoning: COMMERCIAL

Property Use Type: Business  
Building/Unit Size (RSF): 2,586 SF  
Sale Terms: Cash to Seller

### Area & Location

Site Description: Former Bank Site 5 acres Parking in front and rear of building

### Location

Address: 105 Daniel Webster Hwy, Merrimack, NH 03054  
County: Hillsborough  
MSA: Manchester-Nashua



## Property Images



Site\_aerial



Lot

## Property Contacts



**Chris McInnis**

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cdm@nautilusrg.com



## 4 John Tyler Street

4 John Tyler Street, Merrimack, NH 03054



Listing ID: 29662201  
Status: Active  
Property Type: Office For Sale  
Office Type: Office Building  
Size: 2,424 SF  
Sale Price: \$242,400  
Unit Price: \$100 PSF  
Sale Terms: Cash to Seller



### Overview/Comments

Property sits right at the Merrimack/Nashua town line and provides easy access to downtown Nashua as well as the state's highways. 4 John Tyler Street offers a nice park like setting along with some level of visibility from busy DW Highway. The space will be delivered with fresh paint and new carpet.

The open concept has several perimeter offices around a large open bullpen/workstation area on the ground floor. The stairs lead up to a large area that overlooks the first floor and can serve as additional work area or a reception area to the large attached conference room/executive office.

### More Information Online

<https://www.catylist.com//listing/29662201>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN: 2D 000041 0010-4  
Office Type: Office Building  
Zoning: GENERAL COMMERCIAL  
Property Use Type: Vacant/Owner-User

Class of Space: Class B  
Gross Building Area: 2,424 SF  
Building/Unit Size (RSF): 2,424 SF  
Sale Terms: Cash to Seller

### Area & Location

Market Type: Medium

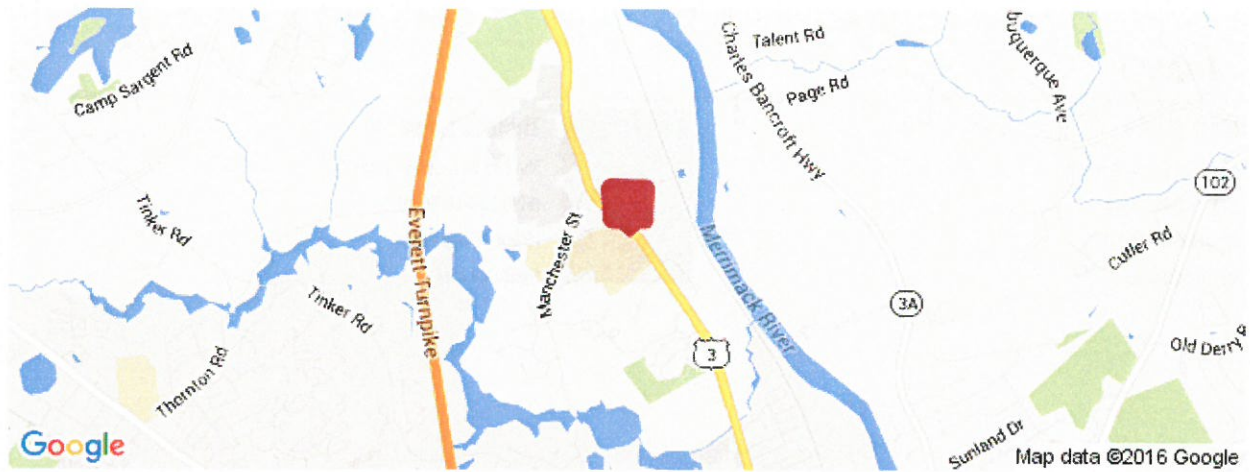
### Building Related

Total Number of Buildings: 1  
Number of Stories: 2

Parking Type: Surface  
Total Parking Spaces: 10

### Location

Address: 4 John Tyler Street, Merrimack, NH 03054  
County: Hillsborough  
MSA: Manchester-Nashua



### Property Images



Interior\_1



Unit\_Entry



Interior\_2a



## Property Contacts

---



**Matt Toolin**

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**Thomas J. Fini**

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(603)647-6800 [O]  
tfini@fini.com

## 4 John Tyler Street, Suite: 4

### 4 John Tyler Street, Merrimack, NH 03054



Listing ID: 29575705  
Status: Active  
Property Type: Office For Lease  
Office Type: Office Building  
Contiguous Space: 2,424 SF  
Total Available: 3,924 SF  
Lease Rate: \$2,000 (Monthly)  
Unit Price: \$9.90 PSF (Annual)  
Lease Type: Modified Gross



#### Overview/Comments

Property sits right at the Merrimack/Nashua town line and provides easy access to downtown Nashua as well as the state's highways. 4 John Tyler Street offers a nice park like setting along with some level of visibility from busy DW Highway. The space will be delivered with fresh paint and new carpet.

Modified gross lease where tenant pay's electric and gas in addition to base rent.

#### More Information Online

<https://www.catylist.com//listing/29575705>

#### QR Code

Scan this image with your mobile device:



#### General Information

Tax ID/APN: 2D 000041 0010-7  
Office Type: Office Building  
Zoning: COMMERCIAL INDUSTRIAL

Gross Building Area: 2,424 SF  
Building/Unit Size (RSF): 2,424 SF

#### Available Space

Suite/Unit Number: 4  
Suite Floor: 1  
Space Available: 2,424 SF  
Minimum Divisible: 2,424 SF  
Maximum Contiguous: 2,424 SF  
Space Subcategory 1: Office Building  
Space Subcategory 2: Business Park  
Space Type: Relet

Date Available: 08/13/2014  
Lease Term (Months): 36 Months  
Lease Rate: \$2,000 (Monthly)  
Lease Type: Modified Gross  
Conference Rooms: 1  
Offices: 4  
Parking Spaces: 10

**Space Description** This 1st class, professional office building is located a short distance from the Nashua/Merrimack town line with great access to both downtown Nashua as well as state highways. Once inside, the impressive design features cathedral ceilings, with a balcony overlooking the reception area, 4 demised offices and a large open space for workstations. The 2nd floor conference room/training area allows for privacy away from the work area. The landlord has repainted the suite and will install new carpet to the tenant's specifications upon signing a lease.

#### Area & Location

Market Type: Medium

#### Building Related

Total Number of Buildings: 1  
Number of Stories: 2

Parking Type: Surface  
Total Parking Spaces: 10



## Location

Address: 4 John Tyler Street, Merrimack, NH 03054  
County: Hillsborough  
MSA: Manchester-Nashua



## Property Images



Interior\_1



Interior\_2a



Unit\_Entry

## Property Contacts

---



### **Matt Toolin**

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mtoolin@fini.com



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(603)647-6800 [O]  
tfini@fini.com



## 4 John Tyler Street, Suite: 4G

### 4 John Tyler Street, Merrimack, NH 03054



Listing ID: 29575705  
Status: Active  
Property Type: Office For Lease  
Office Type: Office Building  
Contiguous Space: 1,500 SF  
Total Available: 3,924 SF  
Lease Rate: \$12 PSF (Annual)  
Base Monthly Rent: \$1,500 (Monthly)  
Lease Type: Modified Gross



#### Overview/Comments

Property sits right at the Merrimack/Nashua town line and provides easy access to downtown Nashua as well as the state's highways. 4 John Tyler Street offers a nice park like setting along with some level of visibility from busy DW Highway. The space will be delivered with fresh paint and new carpet.

Modified gross lease where tenant pay's electric and gas in addition to base rent.

#### More Information Online

<https://www.catylist.com//listing/29575705>



#### QR Code

Scan this image with your mobile device:

#### General Information

Tax ID/APN: 2D 000041 0010-7  
Office Type: Office Building  
Zoning: COMMERCIAL INDUSTRIAL

Gross Building Area: 2,424 SF  
Building/Unit Size (RSF): 2,424 SF

#### Available Space

Suite/Unit Number: 4G  
Suite Floor: 2  
Space Available: 1,500 SF  
Minimum Divisible: 1,500 SF  
Maximum Contiguous: 1,500 SF  
Space Subcategory 1: Office Building  
Space Subcategory 2: Research & Development

Space Type: Relet  
Date Available: 12/17/2014  
Lease Rate: \$12 PSF (Annual)  
Lease Type: Modified Gross  
Offices: 3  
Parking Spaces: 8

**Space Description** This second floor suite features 3 offices and a reception area. Just off the reception area there is a large 500 SF open space that could be used for work stations, light assembly or storage.

#### Area & Location

Market Type: Medium

#### Building Related

Total Number of Buildings: 1  
Number of Stories: 2

Parking Type: Surface  
Total Parking Spaces: 10

#### Location

Address: 4 John Tyler Street, Merrimack, NH 03054  
County: Hillsborough  
MSA: Manchester-Nashua



### Property Images



Interior\_1



Unit\_Entry



Interior\_2a



## Property Contacts

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# ERZ FAQs for Communities

## What is the ERZ Program?

ERZ stands for Economic Revitalization Zone. The ERZ tax credit program, which is detailed in RSA 162-N, offers a short term business tax credit for projects that improve infrastructure and create jobs in designated areas of a municipality.

## Why were ERZs established?

ERZs were established to stimulate economic redevelopment, expand the commercial and industrial base, create new jobs, reduce sprawl, and increase tax revenues within the state by encouraging economic revitalization in designated areas.

## How is an ERZ defined?

An Economic Revitalization Zone, means a zone with a single continuous boundary, designated in accordance with the rules adopted under RSA 162-N:8, and having at least one of the following characteristics:

- (a) Unused or underutilized industrial parks; or
- (b) Vacant land or structures previously used for industrial, commercial, or retail purposes but currently not so used due to demolition, age, relocation of the former occupant's operations, obsolescence, deterioration, brownfields, or cessation of operation resulting from unfavorable economic conditions either generally or in a specific economic sector.

A community must request that a site or contiguous area be designated as an ERZ by the Department of Resources and Economic Development. Each ERZ is evaluated every five years to assess whether the designation is still eligible.

## How much is available for tax credits?

The State of New Hampshire designates \$825,000 statewide, per year, to be available for ERZ tax credits.

## What is the process to create an ERZ in the Community?

To apply for the tax credits, a community must complete Form ERZ-1 available from the Department of Resources and Economic Development. The application must include reference to the public record of acceptance by the governing body of the community.



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## How long will this initiative be in place?

This program will be in place until 2020, or until the State law governing ERZs is repealed or amended.

## How can a community benefit from ERZs?

Communities benefit from ERZs by the job growth of its businesses located in the community, and by potential growth of the local tax base due to expansion of the business's plant and equipment assets. For a business to qualify for an ERZ tax credit it must invest in plant or equipment and create a least one (1) new full time job in the state, and meet the following criteria:

- The business must be physically located in an approved ERZ.
- Investment in plant or equipment must be made directly by the business applying for the ERZ tax credit.
- Jobs must be full time, direct employees, and not be contracted or "temp" jobs.
- The investment and the job creation must take place within one calendar year.

## How is the credit calculated?

The credit is based on a percent of the salary for each new full time job created and the lesser of: either a percent of the actual cost incurred for the project or a maximum credit for each new job created in the fiscal year.

## What is considered a full time job?

A full time job is at least 35 hours per week and is a permanent, year-round position.

## How can a business in the community claim the credit?

The deadline to apply is Feb. 10 of the year following the applicant's tax year. To apply for the tax credits an applicant must complete form ERZ-2 available from the Department of Resources and Economic Development's [website](#).

## Who do I call with additional questions?

Contact the Division of Economic Development at (603) 271-2591.